

## INVESTIGATING THE TITLE

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proprietor and the vendor's solicitor cannot produce the Probate or Letters of Administration as evidence, the Will or Letters of Administration can be personally inspected at the Principal Probate Registry, Somerset House, London, on payment of a search fee of 1s. If the will was proved or Letters of Administration were obtained at a District Probate Registry and it is more convenient to search same there than to send up to London, this can be done.

If no proof of the death, marriage, or coming of age of some person material to the title can be obtained on perusing the deeds, a certificate of the birth, marriage, or death can be obtained from the General Register Office, Somerset House, London, if the name, address and description, and date and place of birth, marriage, or death are all available. The fee for such search is 3s. 6d. including a certified copy of the birth, marriage, or death certificate.

If the vendor is a limited company, it is wise to search the file at the Companies' Registration Office, Somerset House, London. This must be done personally, or through a London agent. The search fee is 1s.

The file will disclose all material details of the company, the date of its incorporation,

where its  
registered office is situate, what its  
authorised  
capital is and how much has been  
issued, who  
are the directors and—most important  
of all—  
what mortgages or charges on its  
property are  
outstanding. It will sometimes be  
found that  
the company has created a charge on  
"all its  
property," in which case the vendor's  
solicitor will  
have to arrange to obtain the  
concurrence of the